



Wright Marshall  
Estate Agents

THE OLD SCHOOL MARBURY ROAD,  
COMBERBACH, NORTHWICH CW9 6AU

OFFERS IN THE REGION OF £280,000



A beautiful period end terrace property in need of full modernisation available in the heart of Comberbach

## Description

A most attractive three bedroom property, occupying a superb position in the heart of the village of Comberbach. This property is in need of modernisation throughout and is the perfect blank canvas with beautiful original features throughout, offering spacious accommodation including a breakfast kitchen and two large formal reception rooms, three bedrooms, a downstairs shower room and a three piece family bathroom. This property is situated in a prime position in the heart of the village, adjacent to the Village hall and only a short walk to Comberbach Primary School and the Spinner and Burgamot Pub.

The property offers spacious accommodation over two floors including two large reception rooms, a spacious downstairs shower room and a stylish kitchen breakfast room. There are three bedrooms located on the first floor, served by a three piece family bathroom, including two large double bedrooms and a generous single size bedroom.

There is a walled courtyard garden to the rear of the house, followed by a brick built store ideal for storage purposes.

## Externally

The front of the property has a small gravel bed garden fronted by a mature privet hedge with a driveway for one vehicle and steps leading to the front door. The rear courtyard garden is block paved, enclosed by tall brick walls and panelled fencing. There is a small concealed storage area to hide away the bins, followed by a spacious brick built outbuilding where the Worcester combi boiler is located. The neighbouring property has a right of way across the garden to take their bins out.

## Entrance Hallway

Entered via a frosted glass panelled timber door, single radiator, original coving, stairs leading to landing and one ceiling light point.

## Lounge

17'2 x 16'7 (5.23m x 5.05m)

Single radiator, large double glazed window to the front aspect, dual burner, frosted glass panelled timber door leading to the kitchen, original coving and two ceiling light points.

## Kitchen

11'6 x 15'5 (3.51m x 4.70m)

Tiled flooring, single radiator, large double glazed window to the rear aspect, large under stairs storage cupboard with space for fridge freezer, low-level and eye-level units with integrated Zanussi hob, French doors leading to the block paved rear garden and three ceiling light points.

## Outbuilding

Concrete flooring, space for freezer, wall mounted Worcester Combi boiler and one wall mounted light point.

## Dining Room

12 x 10'2 (3.66m x 3.10m)

Solid oak flooring, single radiator, large double glazed window to the front aspect, wall mounted electric meter and consumer unit, timber door leading to the downstairs shower room and one ceiling light point.

## Shower Room

Solid oak flooring, large walk-in power shower cubicle, toilet, large sink, velux window, heated towel rail, built-in storage cupboard and one ceiling light point.

## Landing

Three ceiling light points and one loft hatch.

## Family Bathroom

Large frosted double glazed window to the rear aspect, single radiator, bath with power shower over, toilet, sink, floor to ceiling tiles and one ceiling light point.

## Bedroom One

17'3 x 14'9 (5.26m x 4.50m)

Single radiator, large window and four ceiling spotlights.

## Bedroom Two

11 x 13'10 (3.35m x 4.22m)

Single radiator, large double glazed window to the front aspect, one velux window and one ceiling light point.

## Bedroom Three

12'3 x 8'9 (3.73m x 2.67m)

Large window, single radiator and one ceiling light point.



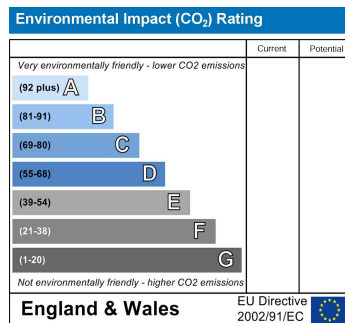
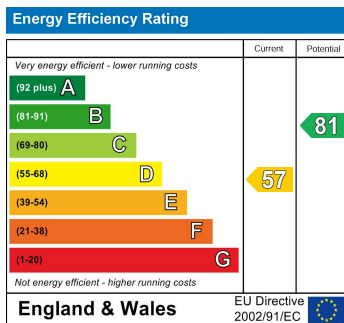








Total area: approx. 155.8 sq. metres (1677.3 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements